

W. T. PLANNING BOARD MEETING, APRIL 23, 2007, 7:30 P.M.

PRESENT: David Douglas, Ginny Jones, Susan Silva

ABSENT: Leah Smith, Mark Yale, Erik Hammarlund

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Peter Williams, Geoff Thors, Simone DeSorcy

CORRESPONDENCE

In: Nancy Dole re. commercial building;
Ann Bassett re. Trails Committee;
Building Inspector, Board of Health re. Vineyard Gardens runoff;

Out: Kara Peters re. dog grooming business;
ZBA re. Nancy Dole's commercial property

NEW BUSINESS

Boyle/Roberts Single-Family Residence, 97 Longview Road, Site Plan Review:

Board members reviewed an application for a single-family residence which had been referred by the building inspector because it is over 3,000 sq. ft. Board members directed Simone to set up a site visit.

OLD BUSINESS

Peter Williams, Geoff Thors re. Motel, Tennis Court, LI District: Peter Williams and his agent Geoff Thors presented a plan for a 12-unit motel and indoor tennis court on a two-acre lot off Dr. Fisher Road in the Light Industrial district. The units would have kitchenettes. A one-acre lot was divided from this piece in 2006 and sold to Bizzarro Waste Disposal for storage of heavy equipment. A two-bedroom cabin on the lot will be moved and used as an office for the business.

Susan said that the motel would produce traffic and noise. Ginny wondered whether the Board of Health would allow 12 units and the tennis court on two acres. Peter Williams said that he reserved the septic rights from Bizzarro when he sold that lot.

Board members reviewed the applicable zoning bylaw and noted that Lodging Facilities in the LI district require a special permit from the ZBA if they contain more than 3,000 sq. ft. of floor area; the tennis court would require the same. David noted that the ZBA would probably be required to refer a project of this size to the MVC.

James Ferry Tennis Facility: James Ferry's project is scheduled for MVC LUPC review on May 7. Board members directed Simone to draft a letter stating that they had visited the site and don't think it will be a high traffic-generating use.

Flat Point Farm: Ginny reported on the discussions she had with Mark London re. the Flat Point Farm proposed Form A.

ZBA re. Bananas Gallery: Ginny reported on the ZBA hearing she and Mark attended re. an application for Bananas Gallery to relocate to Nancy Dole's office building adjacent to the gas station. The application has since been withdrawn.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved May 7, 2007